

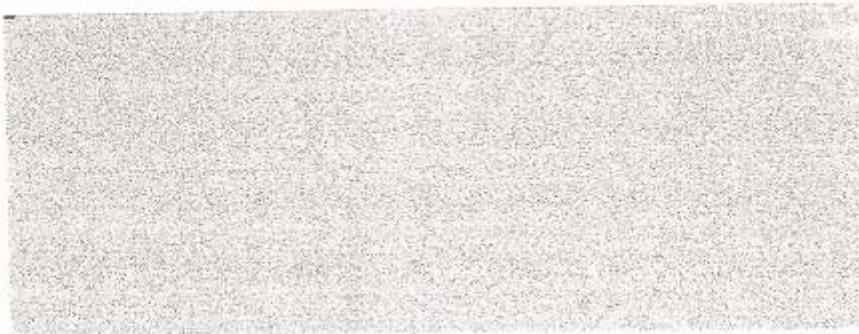
Facilities Advisory Committee
Proposals Presented 10, December 2008
(Proposal number noted in upper left hand corner.)

11

William Hudson

I am modifying my proposal to the following:

1. Add on to the Courthouse as many square feet as feasible so as to keep as many offices as possible in that facility. Providing sufficient space for these offices now and sometime into the future. The current courtroom would be used for meetings and court overflow. This room must maintain its historical integrity and not be converted to office space.
2. Build additional office space across the street on the Property acquired by the county for the original proposal. My suggestion would be to group the Law And Justice offices there, with holding cells for Those prisoners with court appearances. The Sheriff's office and communications center would Also be in this facility.
3. As it appears that there is not much interest in the County taking on the cost of retrofitting and remodeling the old school building. I propose that the county transfer ownership of the school property to any group that can save and utilize the building while maintaining its historical integrity and significance.
4. Build a jail in Alder on existing county property. Design the facility so that it can be added onto as future needs arise. This facility would be sized on a minimum 10 year projection of inmate load.
5. The county should continue to pursue acquisition of the "Stevens" and Jarvis properties. This will provide needed parking space now and office expansion for the future.



2

Pat Bradley

PROPOSAL TO THE MADISON COUNTY COMMISSIONERS
FOR LONG-TERM AND SHORT-TERM PLANNING
TO SOLVE COURTHOUSE EXPANSION AND JAIL FACILITY CONSTRUCTION

LONG TERM PROPOSAL:

THAT THE MADISON COUNTY COMMISSIONERS PROCEED WITH THE 2007 COURT HOUSE ADDITION & LAW & JUSTICE CENTER BUILDING PROJECT with modifications to the number of cell block and bed units, as deemed necessary by the Commissioners and Sheriff of Madison County.

SHORT TERM PROPOSAL:

Find adequate office space for those employees in immediate need for safety reasons, and immediately begin work on the long term solution.

Secure funding for the project within statutory reserves and build the entire project as previously proposed. IF NECESSARY, run another election.

(It should be noted that Gallatin County just passed its new jail proposal on the third try).

Justification for this proposal:

History:

- Six commissioners in two terms proposed professional viable solutions to this critical problem.
- Public input has been solicited and accurate information has been given to the public.
- Negative misinformation circulated about the project may have contributed to voter defeat.
- Virginia City is our county seat and must remain so with all departments in proximity.

Critical Issues:

- The court house and jail do not serve the needs of Madison County.
- The Justice court works in unsafe and insecure conditions when prisoners must be transported from jail to court room. The court now hears cases in the second floor hallway.
- County offices and historical archives are in critical need of more space and storage.
- Outdated buildings or houses are being rented as county workspace, thus wasting tax dollars.
- The current jail is obsolete and a new jail facility must be built.

Economic Considerations:

- Taxpayers are liable for ongoing lawsuits due to inadequate jail facility and handicapped access. We have already paid thousands of dollars in past lawsuits for these failings.
- Transportation of prisoners to suitable holding and detention facilities, and sheriff's time away from duties are a waste of valuable law enforcement time and money.
- The county already owns ideal land in close proximity to the court house on which to build an adequate jail/justice center. We must not incur unnecessary costs to buy other land or buildings.
- Time is of the essence. The cost of not solving this problem is a financial burden to taxpayers.

The legal authority granted to the Commissioners gives them the power to act in the best interests of Madison County now and for the future.

It is the duty of our elected county officials to insure that tax dollars are wisely spent and that the County Court House Expansion and Law and Justice Center building project be addressed immediately under their leadership.

Ragain – Lindsey Alternative for Courthouse / Law & Justice Center

Alternative: New Building at a New Location

Before evaluating alternative ways to meet county facility needs we need to look at what should be expected of an alternative. There are several criteria that should or must be met if we are to give an alternative further consideration. At a minimum an alternative should:

- Make efficient use of taxpayer's funds.
- Meet all known legal building standards.
- Meet at least the minimum needs for county facilities at present.
- Contribute toward meeting long-term needs as well as meeting short-term needs.
- Provide safe, efficient, comfortable conditions for county employees and those they serve in their offices.
- Not conflict with other activities in, or established objectives for, the immediate area in which it is located.

Constructing totally new facilities at a new location is probably the best way to meet these important criteria. Two possible locations are: (1) State land in Sec. 15, T6S, R3W and (2) Private land in S1/2 NE ¼, Sec. 22, T6S, R3W. Either location would allow a tie into Virginia City's Sewage treatment system.

Constructing totally new facilities may well prove to be more cost effective than renovating the old courthouse and other buildings. New facilities would be built to meet all codes and modern standards for access, fire safety, and earthquake safety, plus all legal requirements and safety needs for handling prisoners. It would be almost impossible to renovate existing structures to meet modern codes and standards. At best, such renovations would meet only bare minimum standards and would be subject to challenges in interpretation of standards. It is questionable whether the existing buildings could ever be renovated to the extent that they could be efficiently heated and cooled. One new structure housing courtroom, detention center, and county offices would likely be the cheapest to construct, heat, cool, and maintain. Additionally, one structure would maximize safety and minimize costs of transporting prisoners.

There will probably be need for expansion sometime in the future, hopefully not the near future, nevertheless, any investment we make now should be in a location that could allow for future expansion. Parking space is also an acknowledged problem at present and with all the other proposed alternatives. A new location could be selected that would provide adequate parking on terrain that would not present the especially challenging conditions of Virginia City's narrow and steep street side parking.

Madison County administrative activity does not fit with the historic Virginia City theme. A modern Law and Justice Center would not be a tourist attraction but could be located outside the primary historic center of Virginia City. The existing courthouse most definitely is an historic attraction and could contribute greatly to the historic aspect of

Virginia City as a museum. But, further additions and renovations would detract from the historic value and attraction of the courthouse.

Building outside the central historic section of Virginia City would also provide more options for efficient design. For instance, solar panels would probably not be an option in the current location, but that and other energy efficient designs might be options at a new location.

Virginia City being located in a chimney with all the old bone-dry buildings is a prime target for a severe fire. There is no good reason to keep our county offices right in the middle of this.

To be effective, our county employees need and deserve good working conditions. In most instances they need to be in fairly close proximity with one another so as to interact as required to perform their jobs. This strongly indicates a new building that will house our county government.

This is a rare opportunity to make the right decisions for now and for the future. Any alternative that meets current needs will require considerable investment. If we make that investment in the current buildings, even if we included a new building across from the existing courthouse, the location and terrain will still limit opportunity for future expansion. In the fairly near future any investment in the existing buildings and location may turn out to be a dead-end investment that will offer no opportunity to meet future needs. Simply renovating and adding to the current courthouse will not solve the jail problem, nor the full need for office space and document storage.

Short Term

In the short term to provide for office space and storage, rental facilities should be utilized in Ennis, Sheridan and other towns as needed.

Submitted By: Dale P. Ragain
Dale P. Ragain

Date 11/18/2008

Dona L. Lindsey
Dona L. Lindsey

Vergil L. Lindsey
Vergil L. Lindsey

(H)

To: Facility Advisory Committee members

From: Frank Nelson



I propose that the following be presented to the Board of County Commissioners:

The Facility Advisory Committee recommends that Madison County, after due financial consideration, complete the facilities proposal presented in the November, 2007, bond election using mill levy funding capacity presently available to the county.

This recommendation is presented for the following reasons. Madison County is in a crisis situation as far as facilities are concerned. As the population of Madison County increases, the demand for services increases, requiring more facilities space. Madison County has been sued numerous times over its inadequate jail facility and at least once due to inadequate handicapped access. No progress has been made in solving the crisis since the first bond issue was presented in November, 2006. In the interim, the original plan was slashed between the first and second bond issues to allow the commissioners to run the same bond amount. Madison County has a very strong tax base. The County can do what must be done without undue burden on the taxpayer.

11/25/8

5

THE CONCERNED CITIZENS GROUP
P.O. BOX 31, VIRGINIA CITY, MT 59755

PROPOSAL FOR MADISON COUNTY FACILITIES EXPANSION

NEAR AND LONG TERM GOALS

It is important for the commission and citizens of Madison County to maintain flexibility and preserve the opportunity to incorporate changes and solutions proposed by those with good ideas.

COURTHOUSE AND JUSTICE SYSTEM

Get moving-

Madison County needs to begin to provide upgrades and immediate progress toward the most pressing problems facing our justice system, in a staged process that will allow the county to meet its most urgent requirements with state and county codes, while also moving consistently along the path toward a full resolution of the issues facing the system.

It is not likely, in our opinion, that everything can be done at once. But it is incumbent on the county to begin to make headway as soon as possible.

No Rent a Jail-

We believe strongly that any plan adopted needs to keep cost, historical appropriateness, ultimate workability and environmental integrity at the forefront of the process. The goals of that process need to be clearly and precisely defined and prioritized, and should not include any effort to generate income from the "rental" of jail beds and facilities to other counties and municipalities.

Virginia City is not an acceptable location for such detention facilities. And nowhere in Madison County is likely to be an acceptable destination to State of Montana authorities who have made it well known that they have no current need for such facilities and when and if they do, they would want them to be in Yellowstone County. Bozeman and Butte are currently beginning construction on such facilities.

Full Loaf Courthouse Expansion-

We endorse, with reasonable conditions, the use of existing and available funds to proceed with a viable and citizen-supported plan that would address the most immediate of the county's courthouse and jail needs. That would include a "full-loaf" approach to an addition to the existing courthouse in order to provide much-needed handicapped access and an elevator along with additional office and courtroom space.

We would agree that it is critical to make sure any "full-loaf" approach is fully thought out and planned, adequately engineered and architecturally acceptable. The county might also consider asking the Historic Preservation organizations to look into the possibility of securing grants for the courthouse work due to the historic nature of the building.

Upgrade Current Jail-

We believe that the "full-loaf" Courthouse approach should absolutely include required upgrades to the jail facilities and be certain that actual code requirements are met in terms of prisoner rights, safe inner-building movement of prisoners to courtrooms, and other issues that have been raised but never fully and publicly examined. While the commissioners and the sheriff and a small handful of county employees have persuaded themselves that a minimum of an 8-cell, 16-bed facility is necessary, and maintain that it cannot and will not be done in the existing courthouse, we do not believe that case has been remotely proven. And we do not believe that taxpayers in this county will vote now, or any time soon, for the many millions in costs associated with having to build an all new jail and courthouse.

It is our opinion that long-term Madison County prisoners should continue to be farmed out to other facilities. Madison County prisoner rates are still very low. Travel and lodging costs are still way under the cost of construction and operation of a larger jail.

Further Study-

We believe it could be prudent for the county to commission an engineering study of the feasibility of adding an additional underground floor to the existing courthouse, for possible use as storage space that might allow a restructuring of the above-ground courthouse space to meet the county's needs. We believe we should get bids for such a study and that the costs and appropriateness of such a study should be discussed in public sessions prior to accepting of any bid and initiation of any study. In other words, let's make sure on the front end that this isn't just a waste of time and money.

Additional Building-

In the event that the "full loaf" Courthouse expansion, alternative office sites, the old schoolhouse, and the Panky House are unable to accommodate the County's expansion needs, then we would support considering a building on the former Tucker property already purchased by the county across from the courthouse. This would be contingent on adequate soil mitigation studies and an acceptable design for a building of a maximum size to be determined, but no larger than 5,000 square feet and two stories above the Wallace street front. We believe this building could be used for the most technology-dependent county offices such as department of motor vehicles, clerk and recorder, 911 Center and similar, that require the most modern electrical facilities for maximum efficiency. We would not currently support the use of such a building for an expanded jail or courtrooms.

OFFICE SPACE

Lee House-

We would endorse an initial plan to place some offices that are currently unsafe where they are, in what is called the Lee House in Virginia City. We believe that any such move must be temporary and be defined as such by the county and city. We have serious concerns over compromising Virginia City's carefully considered residential zoning, and support the City's efforts to make sure that there is a specific timetable attached to this component of the courthouse and jail plan, in the 3 to 5 year range.

Panky House-

A more workable solution should be explored with The Panky House, ie. purchase at a reasonable cost to the County, with repairs, upgrades and renovations provided by owner or County. It is possible that the current condition of the first floor could continue to be used, while re-arranging the second floor. Abandoning this structure as a viable addition to the current County facilities would be a waste of opportunity and resources already available.

Satellite Offices-

Given the large size of Madison County and how spread out its taxpayers are, we believe serious thought needs to be given to establishing permanent and appropriate satellite county offices in the Twin Bridges and Big Sky areas.

Availability of county land or existing office space for such satellites, along with projected initial and annual costs of same, would need to be studied, publicized and discussed. Though this would not likely be at the top of any list of priorities, it should be considered to address longstanding concerns of a substantial portion of the county's citizenry and tax-base about the difficulty of receiving necessary services in their areas.

It would also help reduce the amount of office space required in Virginia City, and could actually save money. Particularly in the Big Sky area it might be possible to obtain assistance from such entities as Big Sky, Moonlight Basin, Spanish Peaks and others in locating offices there, either in the form of reduced rents for the space, or funding assistance in building them.

This in no way suggests or endorses moving of the main county offices out of Virginia City, nor should it be interpreted to construe as much. It is simply an effort to meet the needs of all the county's taxpayers on an affordable basis.

OLD SCHOOLHOUSE

We would support a study of the costs involved in upgrading the old Virginia City schoolhouse in order to have it accommodate additional office space for both the city and the county. We believe this would require both the city and county to precisely define their long-term needs in a realistic and practical manner, and to make sure that the schoolhouse would be capable of meeting them.

While doing the necessary work on the old schoolhouse may be more costly in some aspects because of retaining the historical character of the building, we believe this is a very viable site for both the city and county because of its location and the size of the building and the property. Even if there turns out to be challenges with the costs of renovating the schoolhouse, the property itself is ideal for the construction of other buildings in a possible campus-style arrangement that might also serve the needs of the city and county.

There are a lot of people and historical organizations that care a great deal about that building and are willing to work with the County to insure that the "1st High School in Montana" remain in existence.

AVAILABLE FUNDING

We would fully support and encourage any efforts by the Historical Preservation organizations (National, State, County, City) to secure grants and other forms of non-tax-based funding for this County project and would urge that steps in such directions be initiated as soon as they are feasible. This might also include funds available for certain green-building, sustainable energy conversions and conservation measures that could provide additional funding, possible tax breaks and also less expensive long-term operating costs. We think it would behoove the county to solicit input on such possibilities from any and all sources and to appoint a person or panel to study the availability of such funds at the state and federal level, as well as from foundations, individuals and private businesses.

The merging of historic buildings with alternative energy innovations is becoming the governmental trend, so it is an opportune time to obtain monies for these showcase projects. There should be a fixed timetable for researching such funding availability, so this doesn't unduly stall any overall progress.

ARCHITECTS

We would support the retaining of the current architectural firm for the work on the "full-loaf" addition to the courthouse, and possible additional work, in the belief that it would save the county money, and if the current architects are able to provide historically compatible designs and keeping them doesn't violate county and state bidding guidelines and requirements. If it is necessary to also consult with other architects on alternative energy options, that should be permitted.

BUY LOCAL

We would urge the county to give as much support as possible to contracting and hiring within the county for these projects, and to purchasing materials for the construction within the county, to the extent that such actions are permissible by law, meet competitive bidding requirements and don't conflict with the paramount need to keep down costs.

TRANSPARENCY

We strongly believe that all aspects of this process from this point onward, regardless of what proposals are circulated and what plan is finally adopted, should be fully transparent and all costs associated with it should be made known in regular updates provided to the newspapers and, when possible, discussed in open forums with the taxpayers who are funding it.

Thank you for the opportunity to submit this proposal.

Jay Cowan
Harriet Garth
Allyson Adams
Leslie Morningstar
Linsu Crowley Zimmer
Roger Williams
Justin Gatewood
Angela Mueller

November 26, 2008

(6)

Proposal for office Solution

Bill
Hanley

There is no grant organization that will put 1 million \$ into that school-house - which is what the Eng's told us was needed to "stabilize" the school.

Will the County just hand the property over to the city after spending \$45,000 to buy it?

That property is the solution to all the County's problems.

1. Build a 1 story "office building" for all but the legal departments.

2. If the voters approve - a 22 cell jail/Sheriff's Station could be built behind the office building.

3. The basement of the Court House could be renovated so that each Dept. would have their own archives storage area. Areas would be protected by a "Halon Fire-Suppression System" that if activated - would not harm any documents.

This is the only solution after all these months - The Lee Bldg. does NOT solve all the problem - but rather raising another "PARKING".

If this solution dies - it leaves the Committee in a position - all but 1 did not want at our first meeting.

This would be the 3rd vote on
the "Regal Legal Palace." Even reducing
the Jail Cells to 22 will not be enough
to sway the voters.

Bill Hawley